



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

179-2015

**To designate the property at 14 Seabrook Place (Bonnie Braes)
as being of cultural heritage value or interest.**

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

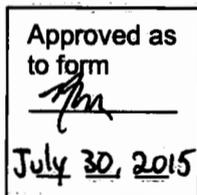
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

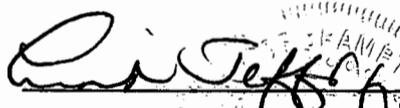
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at **14 Seabrook Place (Bonnie Braes)** more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at **14 Seabrook Place (Bonnie Braes)** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 12TH DAY OF **August**, 2015.




LINDA JEFFREY - MAYOR


PETER FAY - CLERK

Approved as to content:



Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 179-2015

LEGAL DESCRIPTION

LOT 95, PLAN 43M1885; CITY OF BRAMPTON

14086-2765 (LT)

SCHEDULE "B" TO BY-LAW 179-2015

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 14 SEABROOK PLACE (BONNIE BRAES):

The property at 14 Seabrook Place is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design/Physical Value

Bonnie Braes, meaning "pretty hillsides" in Scottish, contains a 19th century vernacular farmhouse built in 1844 by Alexander Hutton Senior and at least 5 of 8 his sons, including James Patterson (J.P.) Hutton and George Young Hutton. The residence was originally built as a one-and-a-half storey wooden frame house with stucco cladding on a fieldstone foundation. When constructing Bonnie Braes, George, who followed his father into the carpentry trade, was assigned the task of building the fireplace and the seven paneled front door, both of which were intact 150 years later.

According to *The Huttons of "Bonnie Braes"*, the familiar appearance of the house dates from circa 1865 when the roof was raised to form a full second floor with a Gothic roof line, and an addition in the rear was added. Wooden clapboard siding, likely from J.P.'s Huttonville saw mill, was applied to the exterior at the same time. In 1890, the second storey bedrooms were remodeled and large closets added. These alterations to Bonnie Braes introduced the Gothic Revival and Italianate influences to the home. The steeply-pitched centre gable, vergeboard, finials, and arched windows reflect the Gothic Revival style, while the ornate front porch exhibits the Italianate style.

Since 1865, the house has remained a one-and-a-half storey residence of wood frame construction with a five-bay front facade. It has, however, seen many alterations. In the early 2000s when the building was vacant, Bonnie Braes was subject to vandalism, resulting in the loss of several interior features.

As part of its integration into a new community of the "Valleylands of the Credit River", the house underwent rehabilitation work in 2012 and 2013. It was moved from the original foundation that had deteriorated, onto a new foundation located a few metres south. The window frames, sills and shutters of some windows, as well as the porch floor had deteriorated and much of this was replaced with wood replicas. The main entrance was also reproduced, reusing some original woodwork and replacing missing elements. The wood siding was removed along with the original stucco, which were

replaced with modern insulation and wood siding replicating the original. The additions to the rear of the house were also removed. A new one-a-half storey addition that took architectural inspiration from the carpenter Gothic style of Bonnie Braes was built. The chimneys were also noted to be in poor condition and have been removed. The cosmetic alterations maintain the design and form of Bonnie Braes, and the rehabilitation work is respectful of the original materials and craftsmanship of this heritage resource. Much of the replacement wood work was completed by the new owner, who is also a master carpenter, and his family who are in the carpentry trade.

Historic/Associative Value

The property has historic/associative value beginning with the first owner of the property, Timothy Street, the land surveyor of the 1819 New Toronto survey and founder of Streetsville. The primary historical association lies with the Hutton family, one of the most industrious and historically significant families in the area. The Huttons are affiliated with the nearby villages of Huttonville and Churchville, and connected with early Ontario in the communities of Niagara-on-the-Lake and early Toronto.

Alexander Hutton was born in 1792 in Newburgh, Fifeshire, Scotland. He apprenticed as a carpenter and cabinet-maker in Scotland, and received certification as a master mason from Lindores Lodge, Newburgh. He emigrated from Scotland, and after a brief period in Quebec, he headed to Niagara-on-the-Lake (then known as Newark) in 1819 where he was able to practice his carpentry skills in helping rebuild the town that had been burnt to the ground by the retreating Americans in 1813.

By 1821, Alexander had married Mary Young and they began their family. In 1829, the couple and their five young sons James Patterson (J.P.), George, Alexander, William and John moved to what would become Chinguacousy Township. There they purchased the west half of Lot 4 in the Third Concession West from Timothy Street for £112.

The original building on the property was a log cabin while the family worked to establish themselves and settle the land. As a master carpenter, Alexander constructed pioneer buildings in the area, and the family wintered in York (Toronto) during the early years where he worked as a carpenter to earn money. For the rest of the year, the family systematically cleared the land for farming until it was able to support them. Several of Hutton's sons also became skilled carpenters working with their father on the present house and in the area.

Four more children were born in Chinguacousy Township: Henry, Robert, Joseph and Mary Jane, and other members of the Young family were living with them, which meant

that by 1837 the family had fourteen individuals living in the log cabin. In 1844, Alexander Hutton and his older sons, especially George and James Patterson, built the house that is known today as Bonnie Braes.

J.P. Hutton was the eldest of Alexander and Mary's sons, and as a young man helped his father clear the land and build local houses. Later, as he established himself, J.P. would grow to become one of Chinguacousy Township's most prominent businessmen and politicians. One year after Bonnie Braes was built, J.P. Hutton married Jemima Worts of Meadowvale. He built a home just over a mile from the homestead at a site known as the "Wolf Den" that would eventually become Huttonville. Here he built a sawmill and gristmill, and was well known in the lumbering business and as a farmer. His prosperity is demonstrated by the fact that his house, mills and portraits of Jemima and him were illustrated in the 1877 Historical Atlas of Peel County. J.P. Hutton was also an active figure in public life. He was a member of the township council for eighteen years, serving as deputy reeve, and then as warden of the county. He was president and director of the Peel County Agricultural Society, a strong Liberal and a captain in the Militia.

As many first generation Huttons spread through the area to homestead and become leaders of their communities, the family also continued to thrive at the original homestead. In 1967, the Bonnie Braes farm was included in the list of century farms in Chinguacousy Township, and by the 1990s the property was recognized as local landmark in Brampton. The property continued to be owned by the Hutton family until 1998, among the longest family occupations of land in Peel.

Contextual Value

The property also holds contextual value as it maintains, supports and defines the history of Chinguacousy Township. Bonnie Braes remains a landmark building along Creditview Road, and is a reminder of the agricultural history of the area. The open frontage facing Creditview Road is also an important vista and cultural landscape, and is currently preserved by the creation of Bonnie Braes Pond and Bonnie Braes Park in front of the original Creditview Road entrance.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

Design/Physical Value:

- Neo-Classical form with strong Carpenter Gothic and Italianate influences
- Side gable roofline
- Centre gable with finial, arched window with ridge cresting
- Wood window surrounds and sills
- Wood soffits and fascia
- Vergeboard on gables
- Roof ridge cresting
- Wood siding, corner boards and skirt boards
- Neo-Classical front doorway with sidelights prominent entablature
- Italianate front porch with elaborate posts, brackets and decorative turned spindles and fretwork

Historic/Associative Value

- Association with several members of the Hutton family who were prominent in the Brampton area
- Association with the establishment of the village of Huttonville
- Association with agricultural heritage of Chinguacousy Township
- Reflection of early carpentry trade

Contextual Value:

- Open, unobstructed vista facing Creditview Road
- Landmark building along Creditview Road